

**PRELIMINARY JUSTIFICATION STUDY
FOR THE DEVELOPMENT OF
GREENBOTTOM, CABELL COUNTY, WEST VIRGINIA**

PREPARED BY

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INTRODUCTION

This document is a compilation of information available on the Greenbottom, Cabell County, West Virginia area. Literature and information on the area's historical and archaeological significance, as well as its tourist potential was obtained. This preliminary study is intended to determine whether or not there is enough existing information to perform a full feasibility study on the development of the site into a recreational/"tourist" site.

In addition to the historical, archaeological, and economic significance discussed in this document; Greenbottom is also an environmentally important area. A number of groups and governmental organizations, including the Marshall University Department of Biological Sciences, have studied the area and documented it's significance (Please see Appendix 1). However, as these documents are not immediately pertinent to the information

requested, they were not included. If a full feasibility study is deemed necessary, Greenbottom's environmental significance should be fully studied.

Greenbottom is a diverse area with a great deal of historical, archaeological, and economic importance to the Ohio Valley region of West Virginia. The 900 acre parcel in northern Cabell county includes eighteen archaeological sites dating back to, as early as, 8000 B.C. Six sites, including the Jenkins site, have been recommended for registration as National Historic Sites. Furthermore, the parcel includes the General A. G. Jenkins house and plantation. The house, built by General Jenkins' father, William Jenkins, is an important tie to West Virginia's Confederate history. It is also significant in that the Jenkins Plantation is a good representation of a "frontier" plantation in the mid-19th Century.

Greenbottom's economic importance is somewhat more speculative. It is difficult to fully study a site's economic impact in a preliminary study such as this. However, based on the information which was obtained, it does appear that development of the Greenbottom area into a recreational/"tourist" site has the potential for economic significance. A multi-functional historical site could be tied to other tourist attractions in Charleston, Point Pleasant, Huntington, and Parkersburg. Furthermore, the site

could be used as an educational facility for primary and secondary students and college students and faculty.

HISTORICAL

A listing of historical readings has been obtained in this preliminary study. Documents which have been reviewed include: historical information of the site and the family; potential uses for the site; building and site preservation and maintenance information; and the nomination of the site to the national historical register. A brief synopsis of each publication has been presented.

Site History

Dickinson, Jack L., Jenkins of Greenbottom: A Civil War Saga, Charleston, West Virginia: Pictorial Histories Publishing Co., 1988.

Local author, Jack Dickinson has studied and written a comprehensive book on the life of General Jenkins and his family. The history traces the Jenkins family from General Albert Jenkins' father and mother, Captain William Jenkins and Jeannette Grisby McNutt, to General Jenkins' children. The book details General

Jenkins' life; his early childhood, education, legal and political careers, and his military career. Mr. Dickinson devotes a considerable portion of the book to the history of the Greenbottom plantation, itself.

Hughes, Myra A. and Charles M. Niquette, "A National Register Evaluation of the Jenkins House Site and a Phase One Inventory of Archaeological Sites in the Gallipolis Mitigation Site at Greenbottom, Cabell County, West Virginia," Lexington, Kentucky: Cultural Resources Analysts, Inc., 1989.

Appendix C of the "National Register Evaluation" is an historical survey of Greenbottom, written by Jack L. Dickinson. It contains excerpts of Mr. Dickinson's book Jenkins of Greenbottom: A Civil War Saga. Appendix C also gives an historical account of the Greenbottom plantation, including details of the estate dispute. Additionally, the Appendix lists possible locations for the Jenkins' slave cemetery; identifies the locations of the riverboat landings, the original house, the brick kitchen, the slave houses, and the law office; identifies buildings which purposes are unknown; and speculates the location of the original Spurlock cabin.

Davis-DeEulis, Dr. Marilyn, "Proposal to Restore the Jenkins Home and Augment the Facility with a Civil War Library," Huntington, West Virginia: Marshall University, 1990.

Dr. DeEulis has proposed the incorporation of the Rosanna A. Blake Library of Confederate History and a "mock" library similar to General Jenkins' original library into a Civil War museum at the General Jenkins home. Dr. DeEulis' proposal includes reconstructing a library similar to General Jenkins'; this library would focus on a southern gentleman's reading material in the Civil War period. Due to a dispute over General Jenkins' will, a great deal of information presently exists as to the actual contents of his library. Such a combination, of museum and library would increase the facilities' potential for educational usage and create additional opportunities to obtain grant monies which could aid in the restoration of the house itself. Restoration of the house to its original character and the assimilation of a historical library into a Civil War museum could enhance the house's educational value to school children, adult literacy classes, undergraduate and graduate students, and historical and Civil War organizations.

Additional historical information may be found in an unpublished article by Dr. Robert Sawrey, Marshall University Professor of History.

Historical Preservation of the Site

Gioulis, Michael, "Report on the Rehabilitation of the General A. G. Jenkins House, Greenbottom, West Virginia," Huntington, West Virginia: U.S. Army Corps of Engineers, October 1988.

The Corps of Engineers "Report on the Rehabilitation of the General A.G. Jenkins House" describes the features of the house itself as well as estimates the costs for rehabilitating the house for use by the West Virginia Department of Natural Resources as an operations office versus restoring using the house as a museum.

If the rehabilitation option were chosen, that is if it were renovated to be used as a Department of Natural Resources field office, fabric, fixtures, and systems would be repaired or replaced, but missing systems or non original fabrics would not be replaced. If the restoration alternative were chosen, the process would include replication of missing fabric and replacement of non original fabric to return the house to a circa 1835-1862 appearance.

The report was written as a result of a one day field visit to the site. It identifies the necessary renovation techniques for either alternative. Furthermore, it provides a detailed room-by-room and exterior inventory of repairs which would be necessary for either alternative.

Finally, the report estimates the costs of the two alternatives:

Cost of the Rehabilitation Alternative: \$106,285.00

Cost of the Renovation Alternative: \$187,025.00

Leaving a difference of: \$ 81,260.00.

Gioulis, Michael, "General A.G. Jenkins House, Greenbottom, Cabell County, West Virginia: Interior Finish Report," Huntington, West Virginia: U.S. Army Corps of Engineers, 1988.

The Corps of Engineers also provided an "Interior Finish Report" which identifies the approximate original colors of the Parlor, Entrance Hall, Dining Room, Stair Hall, and East and West Bedrooms. The report also documents the age and style of the house's woodwork.

**Advisory Council on Historic Preservation, "Section 106,
Step-by-Step", October 1986.**

The Advisory Council on Historic Preservation has published prepared a guide to Section 106 of the National Historic Preservation Act, which requires Federal agencies to consider the effects of their actions on historic properties and seek comments from an independent reviewing agency, the Advisory Council on Historic Preservation. The guide-book provides information on how to identify and evaluate historic properties; assess the effects of the agency's acts; and provides techniques to obtain proper consultation services.

**Chambers, J. Henry, "Cyclical Maintenance for Historic Buildings,"
Washington, D.C.: U.S. National Park Service, Department of
the Interior, 1976.**

The U.S. Department of the Interior, National Park Service, has prepared a lengthy survey of proper techniques for maintaining an historic building. The document includes sections on: the differences between historic maintenance and modern maintenance; supervision techniques; restoration techniques; use of outside contracting; training of maintenance employees; storage of valuable documents; and proper cleaning techniques and materials.

Selected List of Publications on General Historical Building and Site Preservation

The National Park Service publishes a number of books and articles on historical building and site preservation. The publications include:

Preservation Briefs assist owners and developers of historic buildings in recognizing and resolving common preservation and repair problems prior to renovation. Furthermore, the briefs explain recommended methods for rehabilitating historic buildings in a manner consistent with their historic character.

Technical Reports address problems confronted by architects, engineers, government officials, and other technicians involved in preservation of historic buildings.

Preservation Case Studies provide practical information for developers, planners, and owners of historic sites. Each case study illustrates specific courses of action taken and may highlight innovative rehabilitation techniques, financing strategies, or overall planning methodologies.

Preservation Technical Notes provide solutions to specific preservation problems related to buildings, structures, and objects. Each technical note identifies a specific problem and explains how the work was accomplished to meet U.S. Department of Interior preservation standards.

The National Trust for Historic Preservation; 1785 Massachusetts Avenue, N.W., Washington, D.C. 20036; has compiled a list of books which it has published dealing specifically with preservation of historic properties. The list includes titles such as:

All About Old Buildings: The Whole Preservation Guide,
by Diane Maddex;

Respectful Rehabilitation: Answers to your Questions About Old Buildings, by the National Park Service;

Masonry: How to Care for Old and Historic Brick and Stone,
by Mark London;

Floor Coverings for Historic Buildings,
by Helene von Rosenstiel and Gail Caskey Winkler;

Lighting for Historic Buildings,
by Roger W. Moss; and

Wallpaper for Historic Buildings,
by Richard C. Nylander.

ARCHAEOLOGY

There are a total of eighteen archaeological sites in the Greenbottom area; six (including the Clover and Jenkins sites) will be or are presently being considered as National Historic Landmarks. Material recovered from the sites dates from roughly 8000 B.C. to 1650 A.D.; thus tracing Native American life in the Ohio River Valley over a period of almost one hundred centuries.

While some of the sites were discovered as early as 1920, most were uncovered in the intensive, 1989 pedestrian survey of 836 acres of Greenbottom.

Freidin, Dr. Nicholas, "The Clover Archaeological Site: The Archaeology of a Farm Community in Later Prehistory," Huntington, West Virginia: Marshall University, 1987.

The Marshall University Department of Sociology and Anthropology and Dr. Nicholas Freidin have led an eight year study of the Clover archaeological site at Greenbottom. The site, named for a group of Native Americans who lived in this area at about 1650 A.D., is a village of the Fort Ancient culture. The dig has exposed a number of features, such as burial sites, and recovered tens of thousands of artifacts. Artifacts found at Clover include ceramic, tools, bone, shell, and construction materials.

Hughes, Myra A., and Charles M. Niquette, "A National Register Evaluation of the Jenkins House Site and a Phase One Inventory of Archaeological Sites in the Gallipolis Mitigation Site at Greenbottom, Cabell County, West Virginia," Lexington, Kentucky: Cultural Resource Analysts, Inc., 1989.

The five additional sites, as specified in the U.S. Army Corps of Engineers "National Register Evaluation of the Jenkins House Site and a Phase One Inventory of Archaeological Sites in the Gallipolis Mitigation Site at Greenbottom, Cabell County, West Virginia," include a:

- * multicomponent site with a light Late Archaic component as well as Middle Woodland and Late Woodland components;
- * a Fort Ancient Village with additional Early Archaic, Late Archaic and Middle Woodland components;
- * a multicomponent site with Late Archaic, Late Woodland, and historic European components;
- * the Jenkins House site which has the Jenkins home as well as Late Woodland and Late Prehistoric material; and
- * a site with Late Archaic, Middle Woodland, and Late Woodland material.

The document identifies the field study methods used in the site analysis and specifies the location of, and types of materials recovered at the different sites. Additionally, each site is identified with a site description. The descriptions include information on the specific geography of each site; the history of archaeological digs at each site; the specific location of

archaeological finds at each site; and the size and exact specifications of each site.

Finally, the Corps of Engineers document presents a cultural overview of pre-European Ohio River Valley life from 10,500 B.C. to 1650 A.D. This narrative indicates the significant events of each period and the primary differences between the periods and sub-periods.

Additionally the document includes an extensive reference list of materials relating to Greenbottom and other historical and archaeological sites in the Ohio River Valley.

TOURISM

The ability for a multi-functional historical/recreational site at Greenbottom to draw tourists (and their dollars) is an important concern. Greenbottom could be tied to other attractions in Charleston, Point Pleasant, Parkersburg, and Huntington. Ideally, it would encourage out-of-state tourists to spend one or more extra days in West Virginia.

There is little documentation of specific plans for the site's improvements. However, it is generally accepted that the Jenkins

house and plantation could be restored to circa 1860. The house could be restored as a Civil War museum, a house museum, or a combination of the two. Further, the grounds could be restored to represent a typical "frontier" plantation. In this plan, the plantation's slave quarters and other buildings would be rebuilt on their original locations (or where the buildings are believed to have been originally located).

A house museum could be supplemented with the "mock" Jenkins library and tied to the Blake Confederate Library as suggested by Dr. DeEulis. Such a combination would provide a unique representation of Civil War literature. Interested parties could study the reading habits of an educated, frontier plantation owner as well as those of the typical Confederate soldiers.

Tourism at Greenbottom could then be additionally supplemented by the six major archaeological finds. This combination of Confederate history and Native American prehistory and history would allow visitors to learn about life in the Ohio River Valley over a ten thousand year period.

Although the specific economic impact is impossible to report in a document such as this, it is possible to draw generalizations from available information on similar sites, traffic patterns, and interviews with professionals in the tourism industry.

Blennerhasset Island, a comparable historical site near Parkersburg, West Virginia, draws 73,000 people per year, who spend \$53 million annually (Nicely, 1990). Blennerhasset Island is a reconstructed plantation with supplemental Native American archaeological sites. Similarly, both are located near metropolitan areas; Blennerhasset Island is in Parkersburg - Marietta, Ohio metropolitan area and Greenbottom, which is sixteen miles north of Huntington, falls within the Huntington, West Virginia-Ashland, Kentucky-Ironton, Ohio metropolitan area. In fact, the Huntington metropolitan statistical area (M.S.A.) of 335,000 people is significantly larger than the Parkersburg - Marietta area with approximately 40,000 people (City and County Data Book, 1988).

Further, the eastbound traffic count of West Virginia State Route 2 passing the Greenbottom area is, on average 9,300 automobiles, daily (Ransbottom, 1990). This compares to 15,500 automobiles at the Huntington Mall Road, Barboursville, West Virginia; 11,500 at the 6th Street Bridge between Huntington, West Virginia and Ohio; and 8,000 automobiles crossing the Rt. 60 Bridge between Kenova, West Virginia and Cattletsburg, Kentucky (Economic Profile Information Guide, 1989). Although the traffic count does not compare favorably with that of some major shopping areas (Route 60 at the 29th Street interchange of Interstate 64, for example, has an average daily count of 29,000), a comparison with traffic